

THEBERTON AND EASTBRIDGE PARISH COUNCIL

MINUTES OF THE THEBERTON AND EASTBRIDGE PARISH COUNCIL MEETING HELD AT JUBILEE HALL, THEBERTON ON THURSDAY 20TH AUGUST 2026 AT 7:45 PM

1. Attendance and apologies

Attendees:

Cllr. Stephen Brett – Chair
Cllr. Graham Ward
Cllr. Paul Collins
Cllr. Robert Flindall
Cllr. Daryl Ash
Cllr. Vanessa Davis

Apologies for absence:

District Cllr. Sarah Whitelock
District Cllr. Katie Graham
District Cllr. Tom Daly
County Cllr. John Matthews
Cllr. Nat Bacon – apologised
Cllr. Stephen Morpheu - apologised
Cllr. Hazel Collins- apologised

Members of the public:

Five members of the public were present

In attendance:

Honor Houlding- Clerk/RFO

2. To receive declarations of interest and to consider requests for dispensations

None.

3. Public Forum

Members of the public may address the Council on any agenda item.

Five members of the public were present.

4. Planning

a) Reconsultation Planning app. consultation - DC/26/1494/FUL, Doughty Wylie Crescent, Theberton

The Parish Council revisited the reconsultation for planning application DC/26/1494/FUL, Doughty Wylie Crescent, Theberton. Members noted that the proposal has been amended to provide five parking spaces within the front garden which addressed some of their previous observations of expanding the site into a House of Multiple Occupation (HMO).

Cllr. Robert Flindall highlighted that the reapplication did not address the Parish Council's wider concerns regarding residential amenity and the continued impact of the proposed HMO on Doughty Wylie Crescent. It was noted that East Suffolk Council should take these matters into consideration when determining the application.

Members also expressed concern regarding the potential for similar proposals to result in a sudden and significant change to the character of the community and village. The neighbouring property is now for sale and a similar proposal has reportedly been suggested for Glebe House in Theberton. Members were concerned that continued conversion of properties to HMOs could contribute to Theberton becoming a dormitory village for Sizewell C workers.

The Parish Council therefore agreed unanimously to strongly object to the application.

It was proposed by Cllr. Graham Ward and seconded by Cllr. Stephen Brett to submit a strong objection to planning application DC/26/1494/FUL. All in favour.

ACTION: Clerk to submit response to ESC planning.

- b) Discharge of Requirements DC/26/2576/DRR, Discharge of Requirement 19 (Main development site: Marine infrastructure) - Temporary Hard Coastal Defence Feature (part of Work No. 1A(n)) of the Sizewell C Development Consent Order

It was proposed by Cllr. Paul Collins and seconded by Cllr. Stephen Brett to submit no objection to planning application DC/26/2576/DRR, Discharge of Requirement 19. All in favour.

ACTION: Clerk to submit response to ESC planning.

- c) Planning Application: DC/26/1229/FUL – Cakes and Ales Holiday Park - Full planning application for the reconfiguration of the holiday park to accommodate the siting of 108 new holiday lodges and works to existing visitor and operational service facilities, together with associated infrastructure works including improvements to access and circulation routes, parking, landscaping, drainage, plant and utilities as well as other site infrastructure. Temporary (time limited) consent, part retrospective, sought for workers accommodation within the existing and new holiday accommodation.

Cllr. Robert Flindall summarised the above application and explained the nature of the park would likely change dramatically if this application were to proceed. The current holiday park, for long term clients and tourists should not be used primarily to accommodate the Sizewell C workforce. Members considered that the proposal could adversely affect tourism by reducing the availability of holiday accommodation and increasing the density of workforce accommodation on the site.

The application proposes accommodation for approximately 670 additional Sizewell C workers together with 273 additional parking spaces. Members questioned whether the existing transport network is capable of supporting the scale of the development, particularly whether Abbey Lane is suitable for the proposed double decker electric buses transporting workers to and from the site. The potential impact on the local highway network was considered to be significant and detrimental.

Reference was made to comments from other consultees, including Suffolk Fire and Rescue, with matters raised in relation to fire risk, water supply, surface water, sewage disposal, waste, lighting and noise. Members considered that these matters could have a direct effect on neighbouring residents and the wider community.

It was also noted that the application states that community involvement surveys had not yet been completed. Members questioned the adequacy of the consultation undertaken to date, where content appeared to be written by AI and whether the local community had been given sufficient opportunity to engage with the proposals.

Cllr. Stephen Brett explained that the Sizewell C accommodation campus forms part of the Development Consent Order whereas this proposal is a separate private development. Members considered that the application represents a private enterprise seeking to benefit from the proximity of Sizewell C while potentially compromising tourism.

Members discussed the cumulative effect of continued development at the site and the potential for the holiday park to gradually transition into a workforce accommodation site. It was noted that there are currently 193 caravans on the site although approximately 100 caravans had been vacated during the previous year.

Members also discussed the potential conflict between holidaymakers and a large workforce accommodation population, particularly in relation to differing patterns of use, working hours and the need for rest. It was considered that the local tourism sector should not be disadvantaged in order to provide private accommodation for the Sizewell C workforce. Reference was also made to the importance of any obligations intended to support and protect tourism.

The potential loss of green space was discussed, including the future use of the existing dog field. Cllr. Stephen Brett explained that any future proposal for additional caravans or lodges would constitute a separate planning application and could not be considered as part of the current application. Members acknowledged the wider concern regarding the potential cumulative impact and gradual expansion of development at the site.

Cllr. Stephen Brett encouraged members of the public to submit their own representations directly to East Suffolk Council's planning department, noting that all valid representations would be taken into consideration. He also advised that District Councillors could be approached where appropriate to assist in raising matters through the planning process.

Members expressed the view that the scale and nature of the proposal could fundamentally alter the character and purpose of the holiday park. The Parish Council considered that the development represented an inappropriate intensification of the site and could have a detrimental effect on tourism, residents, the highway network and the wider community.

It was proposed by Cllr. Stephen Brett and seconded by Cllr. Graham Ward to strongly object to planning application DC/26/1229/FUL due to unfit road access and overdevelopment of the current tourist caravan park. All in favour.

[ACTION: Bob to send suggested response to council members.](#)

[ACTION: Clerk to submit authorised response to ESC planning.](#)

[ACTION: Clerk to raise issues with ESC and request escalation to speak with planning department.](#)

5. Next Meeting

To agree the date and time of the next meeting of the next Parish Council Meeting which is scheduled to be held on the Wednesday 9th September 2026 at 7:00 pm at the Jubilee Hall

Honor Houlding

Parish Clerk

Meeting ended at: 20.01